

April 18, 2006 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

06PR0322

Providence Road Enterprises  
(Allison Daycare II)

Midlothian Magisterial District  
220 North Providence Road

REQUEST: Conceptual landscape plan approval for the front setback along North Providence Road. Planning Commission review is required by Condition 13 of Case 88SN0257.

RECOMMENDATION

Staff recommends approval of the landscape plan subject to one (1) condition for the following reasons:

REASONS:

1. The proposed landscaping and the existing vegetation to be preserved within the front setback comply with Perimeter Landscaping B standards as required by Condition 13 of Case 88SN0257.
2. Recommended Condition 1 allows for an on-site evaluation of vehicular sight distances to determine if field conditions will be conducive to a more evenly distributed planting scheme than currently depicted within the front setback.

CONDITION

Required landscaping shall be distributed across the entire road frontage in areas that will not obstruct vehicular sight distance, as determined in the field by VDOT and the Planning Department.

## GENERAL INFORMATION

### Associated Public Hearing Cases:

88SN0257 - Jay Rowe  
83SN0115 - George D. and Nettie C. McCeney  
01PR0167 - B.K. Katherman / Allison Daycare

### Design Consultant:

Balzer and Associates, Inc.

### Location:

Fronting approximately 150 feet on the north line of North Providence Road and fronting approximately 200 feet on the west line of Buford Road and located in the northwest quadrant of the intersection of these roads. Tax ID 759-707-4222 (Sheet 7).

### Existing Zoning and Land Use:

O-2 with Conditional Use Planned Development; commercial and vacant

### Size:

3.6 acres

### Adjacent Zoning and Land Use:

North - R-15; Residential  
South - O-2 with Conditional Use; Office  
East - C-3; Commercial  
West - O-2 with Conditional Use; Office

## BACKGROUND

Condition 13 of Case 88SN0257 requires Planning Commission review and approval of a conceptual landscape plan for the front setback along North Providence Road.

Condition 13 reads as follows:

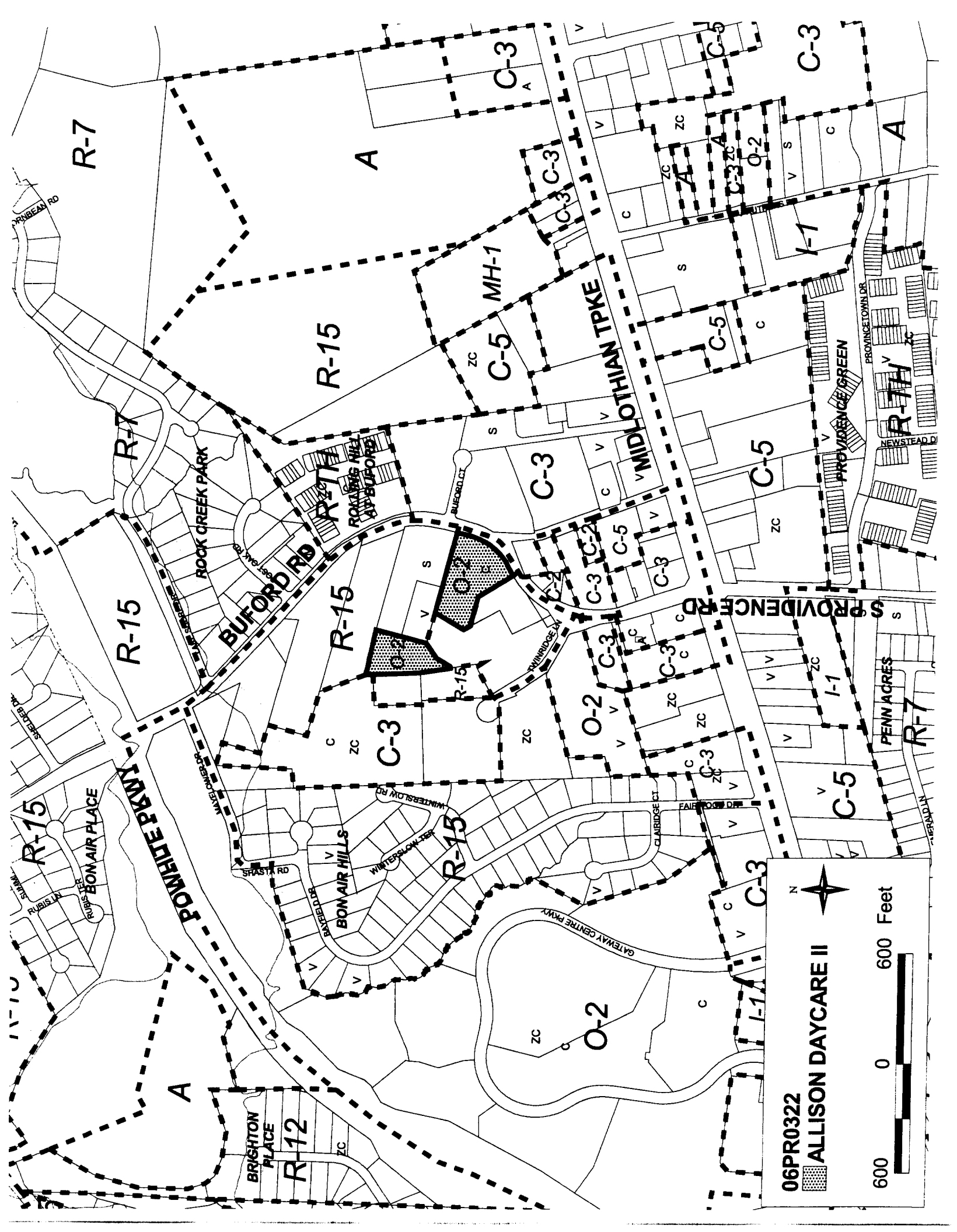
13. The required thirty (30) foot building setback along North Providence and Buford Roads may be reduced to twenty-five (25) feet with the provision of landscaping in accordance with Perimeter Landscaping B, of the Corridor Overlay District standards. At the time of schematic plan review, a conceptual landscaping plan for the setback shall be submitted to the Planning Commission for approval. A detailed landscaping plan shall be submitted to the Planning Department for

review and approval within thirty (30) days of rough clearing and grading. The detailed plan shall include the general location of existing vegetation to be retained, the location of proposed landscaping and/or fencing.

During review of the site plan, it was determined that required landscaping may interfere with vehicular sight distance requirements. The proposed landscape plan was based on VDOT sight distance requirements, which restrict planting locations to concentrated areas within the front setback. Recommended Condition 1 allows for an on-site evaluation of vehicular sight distances to determine if actual field conditions will be conducive to a more evenly distributed planting scheme, which would reduce over-crowding, thereby promoting long term plant health.

### CONCLUSIONS

Staff recommends approval of the landscape plan because the proposed landscaping and the existing vegetation to be preserved comply with Perimeter Landscaping B as required by Condition 13 of Case 88SN0257.



06PR0322

ALLISON DAYCARE II



600 0 600 Feet



LANDSCAPE PLAN AREA ONE  
ALLISON DAYCARE II  
CHESTERFIELD COUNTY, VIRGINIA

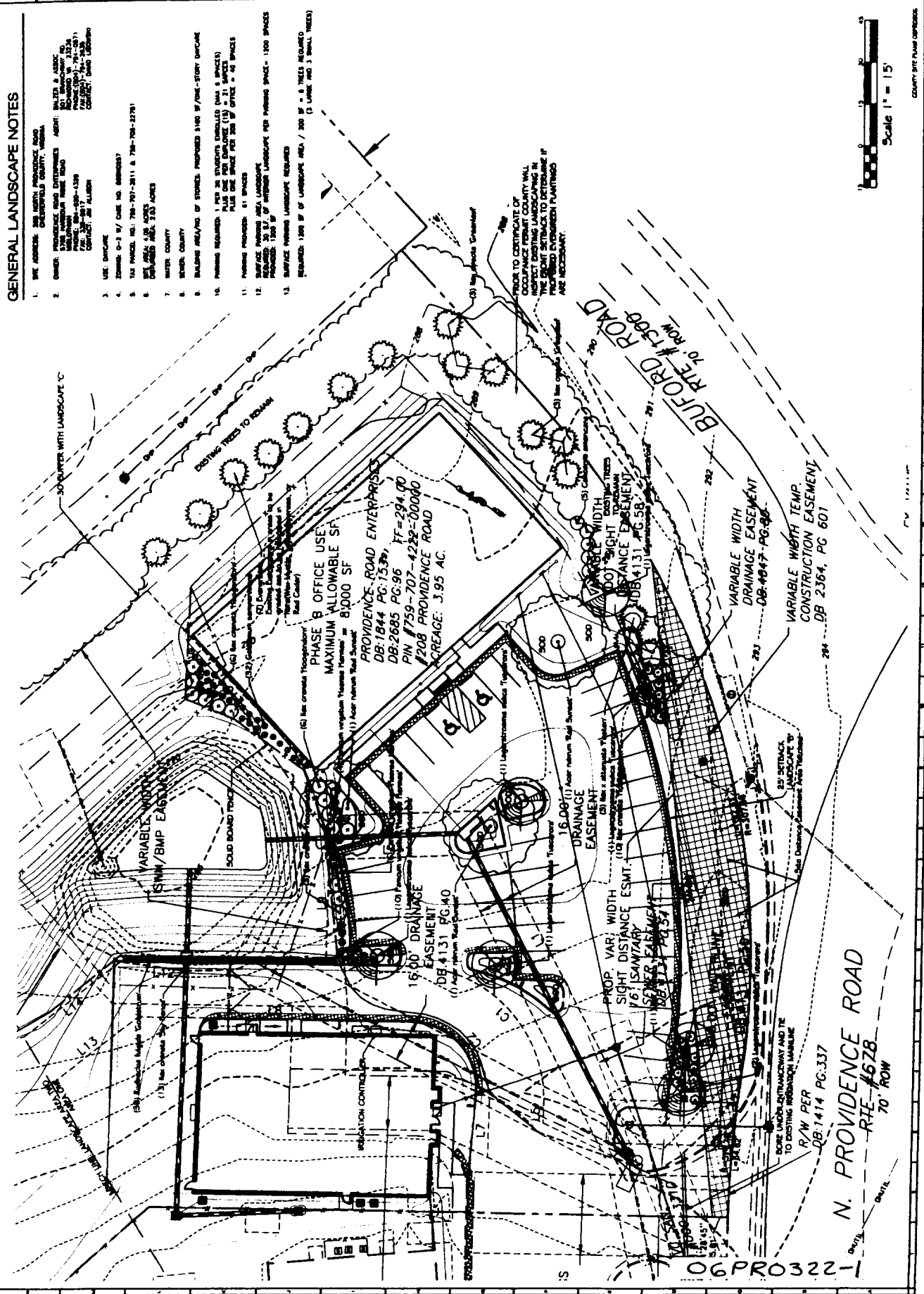
DRAWN BY: D.L.  
DESIGNED BY: D.L.  
CHECKED BY: A.M.  
DATE: 12-13-08  
REVISIONS:  
02-07-09  
04-08-09

SCALE: 1"=15'

L1.00  
JOB NO.  
C0400458

# GENERAL LANDSCAPE NOTES

1. SEE ADDRESS: 208 NORTH PROVIDENCE ROAD, CHESTERFIELD COUNTY, VIRGINIA
2. OWNER: PROVIDENCE ROAD ENTERPRISES, 10000 W. 132ND, MINNETONKA, MN 55345, TEL: 763-536-1339, FAX: 763-536-1339, CONTACT: DAVID L. ALLEN
3. USE: DAYCARE
4. EXISTING: 0-1 BY CASE NO. 68800037
5. 1/2" AC. ASPHALT, 100' 700-707-2811 & 700-708-22781
6. 1/2" AC. ASPHALT, 100' 700-707-2811 & 700-708-22781
7. WATER: COUNTY
8. SEWER: COUNTY
9. BUILDING AREA/NO. OF STORIES: PROPOSED 3400 SF/ONE-STORY OFFICE
10. FURNISHING REQUIRED: 1 PER 20 STUDENTS ENROLLED (MAX 6 SPACES) PLUS ONE PER EMPLOYEE (15 = 31 SPACES) PLUS ONE SPACE PER 200 SF OFFICE = 40 SPACES
11. FURNISHING PROVIDED: 41 SPACES
12. SURFACE PAVING AREA: LANDSCAPE REQUIRED: 1500 SF OF ASPHALT LANDSCAPE FOR PAVING SPACE = 1500 SPACES REQUIRED: 1500 SF
13. SURFACE PAVING LANDSCAPE REQUIRED: 1500 SF OF LANDSCAPE AREA / 200 SF = 7.5 TREES REQUIRED (3 LARGE AND 4 SMALL TREES)



N. PROVIDENCE ROAD  
R/H #678  
70' ROW

OG PRO 322-1

